I.
GENERAL PROVISIONS

1. CONFORMITY WITH DEVELOPMENT STANDARDS

That all uses and development within the Property shall conform to the Development Standards included in Section II herein.

2. CHANGES AND MODIFICATIONS

Any changes or modifications to this plan must be made in accordance with the provisions of Section II.10 herein.

3. ZONING VIOLATION

Owner understands that any person, firm, corporation, or other entity violating any conditions or terms of the plan shall be subject to any and all penalties for the violation of any zoning ordinance provisions as stated in Part II, Article II, Section 1-9, Code of Ordinances, City of Round Rock, Texas, as amended.

4. MISCELLANEOUS PROVISIONS

4.1 Severability

In case one or more provisions contained of this Plan are deemed invalid, illegal, or unenforceable in any respect such invalidity, illegality or unenforceability shall not affect any other provisions of this Plan and in such event, this Plan shall be construed as if such invalid, illegal or unenforceable provision had never been contained in this Plan.

4.2 Venue

All obligations of the Plan are performable in Williamson County, Texas, and venue for any action shall be in Williamson County.

4.3 Effective Date

This Plan shall be effective from and after the date of approval by the City Council.

II.
DEVELOPMENT PLAN

1. DEFINITIONS

Words and terms used herein shall have their usual force and meaning, or as defined in the City of Round Rock Code of Ordinances, as amended, hereinafter referred to as "the Code".

2. PROPERTY

This Development Plan covers approximately 6.04 acres of land, located within the city limits of Round Rock, Texas, and more particularly described in Exhibit "A".

3. PURPOSE

The purpose of this Plan is to ensure a Planned Unit Development ("PUD") that: (1) is equal to or superior to development that would occur under the standard ordinance requirements, (2) is in harmony with the General Plan of the City of Round Rock, Texas, as amended, (3) does not have an undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utilities or any other matters affecting the public health, safety and welfare, (4) is adequately provisioned by essential public facilities and services, and (5) will be developed and maintained so as to not dominate, by scale or massing of structures, the immediate neighboring properties or interfere with their development or use.

4. APPLICABILITY OF CITY ORDINANCES

4.1 Zoning Ordinance

All aspects not specifically covered by this Plan shall be regulated by the **Multifamily – Urban (MF-3)** zoning district, as amended. If there is a conflict between this Plan and the Code, this Plan shall supersede the specific conflicting provisions of the Code.

4.2 Other Ordinances

All other Ordinances within the Code, as applicable and as amended, shall apply to the Property, except as clearly modified by this Plan. In the event of a conflict, the terms of the Plan shall control.

5. CONCEPT PLAN

Exhibit "B" shall serve as the Concept Plan for the project, in accordance with Section 10-26 of the Code.

6. COMPREHENSIVE PLAN

Approval of this development plan complies with the residential land use shown on the Future Land Use Map of the Round Rock 2030 Comprehensive Plan.

7. PERMITTED USES

The following principal uses are permitted on the Property:

7.1 Multifamily Uses

1) Multifamily residential development, in accordance with the **MF-3 (Multifamily - Urban)** zoning district standards, as amended in this Plan.

2) A maximum of 220 residential units are permitted.

8. SITE ACCESS

8.1 Existing and Planned Public Street Access

1) The site has frontage and two (2) proposed access points on Sunrise Road, as depicted on **Exhibit "B"**. The southern access point shall be designated as "Exit Only". The locations shown on Exhibit B are conceptual and may be adjusted during the site development permitting process based on City Transportation Department and City Fire Department review.

9. DEVELOPMENT STANDARDS

9.1 The applicable requirements of the **MF-3 (Multifamily – Urban)** zoning district shall apply, except for the following modifications:

1) **Building Setbacks**

   a) The following minimum building setbacks shall be required:

      i. Sunrise Road – 20 feet

      ii. Rear and side yards – 20 feet

2) **Building Height**

   a) The maximum building height, including the parking structure, shall be five (5) stories.

3) **Parking**

   a) A minimum of fifty percent (50%) of all required residential parking

shall be provided within a parking garage structure that is directly attached to the residential structure.

b) The minimum off-street parking requirements shall be:

i. 1 space for each 1-bedroom unit

ii. 2 spaces for each 2-bedroom unit

iii. 2 spaces for each 3-bedroom unit

iv. Five percent (5%) of the total number of required residential spaces shall be required for guest parking

4) **Balconies**

a) Seventy-five percent (75%) of all dwelling units shall have a usable balcony.

5) **Amenities**

a) A minimum of six (6) amenities shall be provided.

b) Amenities shall be chosen from the list contained in 2-24 (d)(4) of the Code, except as provided below in subsection (c).

c) The following are additional amenities that may be considered and counted toward the required minimum amenities provided in this Section:

i. Work from home space including individual suites and a conference room

ii. Social services space – multifunctional space with kitchen for services and programming that may include but is not limited to: after-school programs, financial literacy, health, and nutrition courses, computer workshops, tutoring, and ESL classes. This space shall be provided separately from the "social room with kitchen available for resident use" from the list in 2-24 (d)(4) to be counted as an additional amenity.

6) **Foundation Treatment**

Foundation treatment shall be provided for street facing building facades in accordance with the foundation treatment standards of Section 8-10.

7) **Special Streetscape and Landscape Features**

a) A minimum of four (4) special streetscape and landscape features shall be provided; and

b) Special streetscape and landscape features shall be chosen from the list contained in 2-24(d)(6) of the Code.

8) **Building Design**

a) At a minimum, the facade facing Sunrise Road shall contain design elements which substantially comply with the depictions contained in **Exhibit "C"**, including, but not limited to elevation variation, roof pitch and orientation.

b) All roof-mounted mechanical equipment shall be screened from public view by parapets so as to not be visible from an abutting street, public plaza, or public open space. The parapet shall utilize the same or similar materials as the principal structure.

9) **MF-3 Open Space Requirement**

a) A 3,500 square foot (SF) open play space with benches and associated amenities located adjacent to the residential building shall satisfy the requirement for landscaped open space.

10. CHANGES TO DEVELOPMENT PLAN

10.1 Minor Changes

1) The PDS director shall have the authority to administratively approve a minor change to a development plan of up to ten percent (10%) of any numerical standard contained within the plan. Minor changes may include, but not be limited to, adjustments to lot lines, parking and loading areas, driveways, parking counts, building configurations and orientations, architectural design, building and landscaping materials, tree retention, street alignments, sidewalks, drainage facilities, project phasing, lighting, and site layout. The PDS director shall also have the authority to administratively approve a change in the development plan to the maximum height of a free-standing sign or a change to the maximum allowable display area of any signage.

2) Minor amendments shall not include:

a) Changes in land use;

b) Increases in density, building height, or coverage of the site;

c) Decreases in setbacks abutting residential land uses and zoning districts;

d) Decreases in parkland or open space;

e) Any proposed modification that reduces the quality of the PUD, as determined by the PDS director; or

f) Any proposed modification that seeks to alter a condition, standard, or requirement that was incorporated into the development plan as a result

of public testimony during a planning and zoning commission or a city council hearing.

10.2 Major Changes

All changes not permitted under section 10.1 above shall be resubmitted following the same procedure required by the original PUD application and will require city council approval.

LIST OF EXHIBITS

Exhibit "A" Legal Description of the Property

Exhibit "B" Concept Plan

Exhibit "C" Building Elevations